

February 7, 2018

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: COMMISSIONING OF GILI-MCGRAW ARCHITECTS, L.L.P.,
AS ARCHITECT/ENGINEER (SHELTERED MARKET -
MICRO BUSINESS ENTERPRISE) FOR PART 1 SERVICES
(PROGRAM/MASTER PLAN) FOR GENERAL OBLIGATION
BOND FUNDED RENOVATIONS (PHASE I) AT PALMETTO
MIDDLE SCHOOL, LOCATED AT 7351 S.W. 128 STREET,
PINECREST, FLORIDA 33156, PROJECT NUMBER
01529900

COMMITTEE: FACILITIES AND CONSTRUCTION

**LINK TO STRATEGIC
BLUEPRINT:** EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In October 2017, a solicitation (Request for Qualifications (RFQ) 156 - Sheltered Market for Small Business Enterprises (SBE) or Micro Business Enterprises (MBE)) was published to competitively select an Architect/Engineer (A/E) for each the following General Obligation Bond (GOB) funded projects under the "Procedures for the Selection of Architects and Engineers" (Pilot Program 2nd Revision dated September 6, 2016):

- Renovations at North Hialeah Elementary School (ES)
4251 East 5 Avenue, Hialeah, Florida, 33013, Project Number 01529600
- Renovations at Dr. Gilbert L. Porter Elementary School (ES) & PLC Q
15851 S.W. 112 Street, Miami, Florida 33196, Project Number 01528700
- Renovations (Phase I) at Palmetto Middle School (MS)
7351 S.W. 128 Street, Pinecrest, Florida 33156, Project Number 01529900

Eleven (11) firms responded to the solicitation. Four (4) firms were not evaluated due to incomplete RFQ submittals. Of the seven (7) firms evaluated, five (5) firms were short-listed and invited to interview. On January 9, 2018, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Nyarko Architectural Group, Inc. ^{(a) (b)}
2	SR Architects, P.A. ^{(a) (b)}
3	Gili-McGraw Architects, L.L.P. ^{(a) (b)}
4	Laura M. Perez & Associates, Inc. ^{(a) (b)}
5	Jorge A. Gutierrez, Architect, L.L.C. ^{(a) (b)}

F-30

Notes:

- (a) Prime firm holds a current M-DCPS Minority/Woman Business Enterprise (M/WBE) Certificate.
- (b) Prime firm holds a current M-DCPS Small Business Enterprise (SBE)/Micro Business Enterprise (MBE) Certificate.

This solicitation includes a mandatory SBE/MBE Sub-consultant Utilization Goal of 15% (as determined by the M-DCPS Goal Setting Committee).

Selection:

In accordance with the solicitation and interview process, the highest-ranked firm was selected to negotiate for the highest-valued project (North Hialeah ES), the second-ranked firm for the second-valued project (Dr. Gilbert L. Porter ES & PLC Q), and the third-ranked firm for the third-valued project (Palmetto MS).

Gili-McGraw Architects, L.L.P. (GMA) was the third-ranked firm and therefore, negotiated for the third-valued GOB-funded Renovations (Phase I) project at Palmetto MS. The highest and second-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items.

Scope of Services:

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus.

The A/E scope of service will be commissioned in two parts, as follows:

PART 1 - Development and approval of a Final Scope Definition Program and Master Plan (based on the Pre-programming Package developed by M-DCPS dated June 2017, including, but not limited to, site analysis, mechanical/electrical/plumbing systems analysis, scope/feasibility options, construction cost estimates, project scheduling, and phasing plans). A/E services may include other services as required by the Board.

PART 2 - Staff will negotiate A/E professional services for full design and construction administration services and submit a Board agenda item to recommend commissioning following approval of Part 1 services. The Board reserves the right to negotiate with another ranked firm under this solicitation or re-advertise the services using the Final Scope Definition Program and Master Plan developed by GMA.

Negotiations with GMA were successfully concluded and the firm has agreed to provide Program/Master Plan services, as follows:

School Profile:

The campus, on approximately 12 acres, is comprised of 10 permanent buildings and associated covered walkways, built between 1961 and 2004 with a total of 136,079 GSF.

Preliminary Project Scope:

The GOB-funded deficiencies to be addressed for this project consists of campus-wide renovations, including but not limited to:

- New covered walkways from drop-off to Building 08 and from drop-off along SW 128 Street to main entrance;
- Selective window replacement;
- Full renovation of Auditorium;
- Remodel shower area to storage at male and female lockers;
- Selective roof repairs;
- Selective replacement of exterior steel doors and remove all exterior lockers at exterior corridors;
- Repair/replacement of metal lockers at male and female locker rooms;
- Replacement of boiler with new hot water heater;
- Selective water cooler replacement;
- Selective renovation of group toilets, fixtures and finishes;
- Complete HVAC system wide replacement including Energy Management System and A/C components (AHUs) and exhaust fans (as required); and
- Selective interior/exterior paint.

Construction Delivery Method:

To minimize disruption to students and faculty during construction, and in accordance with the M-DCPS Construction Delivery Method Matrix, the Construction Management at-Risk delivery method has been selected for this project. However, the Board reserves the right to utilize an alternative delivery method, if deemed to be in the best interest of the Board.

Office of Economic Opportunity (OEO) Review:

M-DCPS' OEO staff established the SBE/MBE and M/WBE certification status of the prime firm and each sub-consultant and verified the existence of a Memorandum of Understanding outlining roles and responsibilities for each sub-consultant, as follows:

PRIME FIRM GMA is M-DCPS certified as a MBE and Women owned firm SUB-CONSULTANT FIRM NAME	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT	NON-SBE/MBE (%) COMMITMENT
Basulto & Associates, Inc.	Electrical Engineer	Hispanic-American	SBE Tier 1	12.8%	-
Basulto & Associates, Inc.	Mechanical Engineer	Hispanic-American	SBE Tier 1	29.76%	-
Brill Rodriguez Salas & Associates, Inc.	Structural Engineer	Hispanic-American	SBE Tier 1	0.02%	-
Miami Environmental & Civil Engineering, L.L.C.	Civil Engineer	-	-	-	0.01%
KW Consulting, Inc.	Cost Estimating	African-American	-	-	1.00%

TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 15%)	42.58%	-
TOTAL NON-SBE/MBE PARTICIPATION		1.01%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)		43.59%

Notes:

1. GMA's RFQ Response included 15.01% SBE/MBE sub-consultant participation. However, subsequent to the negotiations, GMA submitted increased commitment percentages for two of their sub-consultants (electrical/mechanical & structural). Accordingly, their total revised SBE/MBE participation increased to from 15.01% to 42.58%.
2. Attachment "A" includes applicable SBE/MBE and M/WBE certificates for the prime firm and their sub-consultants.

Construction Cost Estimate: \$2,605,822 (GOB-funded)

Project Schedule:

GMA has agreed to the following A/E's document submittal schedule for Part 1 Services - Program/Master Plan for the project, including all required consultants, as follows:

PART 1

- Preliminary Scope and Estimate Submittal: April 20, 2018
- Final Scope Definition Program and Master Plan: June 20, 2018

Note: It is anticipated that Issue Resolution by M-DCPS will be completed by May 11, 2018. The Final Scope Definition Program and Master Plan must be approved prior to moving forward with Part 2 negotiations.

PART 2 (milestones contingent on approval and signoffs for Part 1)

- Board Commission - Full A/E Services: September 5, 2018
- Phase I - Schematic Design: September 28, 2018
- Phase II/III Construction Documents 50% complete: November 9, 2018
- Phase II/III Construction Documents 100% complete: January 28, 2019

Construction milestones (contingent on approved documents)

- Board Award - Guaranteed Maximum Price (GMP): July 2019
- Construction - Substantial Completion by: September 2020

Terms & Conditions:

1. Program/Master Plan Services Fees:

GMA has agreed to a lump sum fee for Program/Master Plan Services of \$15,800 (with a Construction Budget of \$2,605,822). The fee includes all required services, consultants and phasing in order to comply with the project schedule. The fee shall be paid based on completion of the following listed services:

PROGRAM/MASTER PLAN SERVICES	% OF FEE	FEE
Preliminary Scope & Estimate Submittal (complete/accepted by M-DCPS)	60%	\$9,480
Final Submittal (complete/accepted by M-DCPS)	30%	\$4,740
Final M-DCPS Approval	10%	\$1,580
TOTAL PROGRAM/MASTER PLAN SERVICES FEE:	100%	\$15,800

2. Other Terms & Conditions:

- All work shall be in compliance with State Requirements for Educational Facilities, the Florida Building Code, Florida Fire Prevention Code, applicable life safety codes, barrier-free design guidelines, Florida Statutes, District Standards, and District Policies. Passive design elements and low-energy usage features shall be incorporated in the new work;
- A/E requested testing shall be arranged and paid for by the Board; specialized testing, pre-approved by the Board, but not available through the Board, shall be reimbursed by the Board on a direct cost basis;
- The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the A/E Agreement;
- The Principals' rates are set at \$112.50/hour for the Architect, and \$112.50/hour for the Sub-consultants' Principals, for Board-authorized additional services;
- The standard multiplier for hourly compensation is limited to 2.21 for any Additional Services approved by the Board;
- The provisional multiplier for hourly compensation, for assignment of technical personnel housed in places other than A/E's offices, is limited to 1.53 for any Additional Services approved by the Board;
- The A/E shall maintain no less than a \$500,000 professional liability insurance policy with a maximum deductible of \$25,000, Workers Compensation/Employers Liability Insurance, Comprehensive General Liability, and Comprehensive Auto Liability Insurance; all as specified in the Agreement;
- The Agreement may be terminated by the Board, with or without cause, upon thirty (30) days written notice to the A/E; whereas, the A/E may terminate the Agreement, with cause only, upon thirty (30) days written notice to the Board;
- The A/E is required to submit monthly SBE/MBE utilization reports to the Office of Economic Opportunity documenting compliance with the Utilization Goal; and

- The A/E has agreed to the terms and conditions of the Agreement and will commence services upon Board commissioning.

Selection Committee:

The Selection Committee consisted of the following individuals:

Committee Members:

Meriel Seymore, ABC Member

Dennis Arechavala, Planner, Advance Planning

Juliette Pinder, Project Manager II, Capital Construction

Eduardo Beraldi, Sr. Project Manager, Maintenance

Michael Scott, Chief Policy & Procedures Analyst

Thomas Spaulding, ABC Member

Representing

Superintendent of Schools

Office of School Facilities

Office of School Facilities

Office of School Facilities

Office of Economic Opportunity

Community Representative

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Antoinette Baldwin, Professional Selection Analyst, A/E Selection & Negotiations, acted as the facilitator (non-voting) for the interviews and served as chief negotiator during negotiations.

Project Funding (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1607100	25140000	740000	01529900

Prior Commissions:

The Board has commissioned GMA for the following services within the last three years:

- A/E at Coral Way Elementary School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project Number 01528300
Date of Commission: April 5, 2017
- A/E of Record at Miami Beach Senior High School
GOB-funded Building 04 Replacement - Project Number 01339400
Date of Commission: December 14, 2016
- Architectural/Engineering Projects Consultant (Sheltered Market for Small Business Enterprises) for Miscellaneous Projects up to \$1M each for a four-year term
Date of Commission: April 9, 2014

Principal:

The Principal/Owner designated to be directly responsible to the Board for Gili-McGraw Architects, L.L.P., is Mr. J. Gary McGraw. The firm is located at 5801 S.W. 99 Terrace, Miami, Florida 33156.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Gili-McGraw Architects, L.L.P., as Architect/Engineer (Sheltered Market - Micro Business Enterprises) for Part 1 Services (Program/Master Plan) for General Obligation Bond funded Renovations (Phase I) at Palmetto Middle School, located at 7351 S.W. 128 Street, Pinecrest, Florida 33156, Project Number 01529900, as follows:

- 1) A lump sum fee of \$15,800 for Part 1 services; and
- 2) Fees, preliminary project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.


NAD:AMB:amb

ATTACHMENT "A"
SBE, MBE & M/WBE CERTIFICATES
(February 21, 2018 School Board Agenda Item F-30)

GOB-FUNDED RENOVATIONS (PHASE I) AT PALMETTO MIDDLE SCHOOL
LEGAL AD # 156

GILI-MCGRAW ARCHITECTS, L.L.P.
ARCHITECT

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT
Gili-McGraw Architects, L.L.P.


OWNED AND CONTROLLED FIRM, PURSUANT TO
PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

August 24, 2016 Issue Date	August 24, 2019 Expiration Date	6504018 Vendor No.
-------------------------------	------------------------------------	-----------------------

Michelle Riden-Lang
Office of Economic Opportunity
1460 NE 2nd Avenue, Suite 428
Miami, Florida 33132

ARCHITECT OF RECORD

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Gili-McGraw Architects, L.L.P.

IS OWNED AND CONTROLLED BY A(N)
WOMEN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

August 24, 2016 Issue Date	August 24, 2019 Expiration Date	6504018 Vendor No.
-------------------------------	------------------------------------	-----------------------

Michelle Riden-Lang
Office of Economic Opportunity
1460 NE 2nd Avenue, Suite 428
Miami, Florida 33132


ARCHITECT OF RECORD

ATTACHMENT "A"
SBE, MBE & M/WBE CERTIFICATES
(February 21, 2018 School Board Agenda Item F-30)

GOB-FUNDED RENOVATIONS (PHASE I) AT PALMETTO MIDDLE SCHOOL
LEGAL AD # 156

BASULTO & ASSOCIATES, INC.
MECHANICAL/ELECTRICAL ENGINEERS

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
Basulto & Associates, Inc.

IS OWNED AND CONTROLLED BY A(N)
TIER 1


PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 14, 2016 Issue Date	November 14, 2019 Expiration Date	6501182 Vendor No.
---------------------------------	--------------------------------------	-----------------------

Michelle Nicks-Lang
Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

MECHANICAL ENGINEERING

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Basulto & Associates, Inc.

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 14, 2016 Issue Date	November 14, 2019 Expiration Date	6501182 Vendor No.
---------------------------------	--------------------------------------	-----------------------

Michelle Nicks-Lang
Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

MECHANICAL ENGINEERING

ATTACHMENT "A"


SBE, MBE & M/WBE CERTIFICATES

(February 21, 2018 School Board Agenda Item F-30)

GOB-FUNDED RENOVATIONS (PHASE I) AT PALMETTO MIDDLE SCHOOL
LEGAL AD # 156

BRILL RODRIGUEZ SALAS, INC. STRUCTURAL ENGINEER

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
Brill Rodriguez Salas & Associates, Inc.

IS OWNED AND CONTROLLED BY A(N)
TIER 1

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 5, 2016 September 5, 2019 6517693
Issue Date Expiration Date Vendor No.

Michelle Pikes-Lopez
Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

STRUCTURAL ENGINEERING

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Brill Rodriguez Salas & Associates, Inc.

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 5, 2016 September 5, 2019 6517693
Issue Date Expiration Date Vendor No.

Michelle Pikes-Lopez
Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

STRUCTURAL ENGINEERING

ATTACHMENT "A"

SBE, MBE & M/WBE CERTIFICATES


(February 21, 2018 School Board Agenda Item F-30)

GOB-FUNDED RENOVATIONS (PHASE I) AT PALMETTO MIDDLE SCHOOL
LEGAL AD # 156

KW CONSULTING

COST ESTIMATING

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate
THIS CERTIFIES THAT

KW Consulting DBA same as above

IS OWNED AND CONTROLLED BY AN

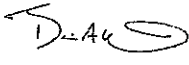
AFRICAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY #320.02

April 8, 2016
Issue Date

April 8, 2018
Expiration Date

6720451
Vendor No.


Brian Williams, CEO Development Officer
Office of Economic Opportunity
3446 NW 34th Avenue, Suite 418
Miami, Florida 33132

ESTIMATING